

020.A

0004

0108.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

354,500 / 354,500

USE VALUE:

354,500 / 354,500

ASSESSED:

354,500 / 354,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	108
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Owner 1: HUANG ADRIAN

Owner 2: ALEXANDER ROBERT BRUCE

Owner 3:

Street 1: 53 PAUL REVERE RD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: SWIMM DONALD -

Owner 2: -

Street 1: 286 HOLLY POINT RD

Twn/City: CENTERVILLE

St/Prov: MA Cntry

Postal: 02632

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 807 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	354,500			354,500			145596
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/13/17		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	354,500	0	.	.	354,500		Year end	12/23/2021
2021	102	FV	343,800	0	.	.	343,800		Year End Roll	12/10/2020
2020	102	FV	334,000	0	.	.	334,000	334,000	Year End Roll	12/18/2019
2019	102	FV	313,900	0	.	.	313,900	313,900	Year End Roll	1/3/2019
2018	102	FV	281,200	0	.	.	281,200	281,200	Year End Roll	12/20/2017
2017	102	FV	261,600	0	.	.	261,600	261,600	Year End Roll	1/3/2017
2016	102	FV	261,600	0	.	.	261,600	261,600	Year End	1/4/2016
2015	102	FV	245,600	0	.	.	245,600	245,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SWIMM DONALD,	70984-396	2	5/9/2018		355,000	No	No			1773
KLEINRICHERT SH	48421-354		11/1/2006		231,500	No	No			
BRAY KATHRYN	26783-579		10/30/1996		110,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	BK:18269 PG:324,Building Number 34.														
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:															
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:															
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:															
Frame: 1 - Wood		OTHER FEATURES				RESIDENTIAL GRID														
Prime Wall: 7 - Brick		Kits: 1	Rating: Average	A Kits:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Sec Wall:	%	Frpl:	Rating:	Upper																
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lvl 2																
Roof Cover: 4 - Tar & Gravel						Lvl 1														
Color: BRICK						Lower														
View / Desir: R - REAR						Totals	RMs: 3	BRs: 1	Baths: 1	HB										
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN								
Grade: C - Average		Location: R - Rear		Floor: 1 - 1st Floor		Exterior:	No Unit	RMS	BRS	FL										
Year Blt: 1985	Eff Yr Blt:	Total Units:		% Own: 0.441900015		Interior:	1	3	1	0										
Alt LUC:	Alt %:			Name: 34 - 6049		Additions:														
Jurisdict:	Fact: .					Kitchen:														
Const Mod:						Baths:														
Lump Sum Adj:						Plumbing:														
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD		Phys Cond: AV - Average	20. %	Electric:		Electric:														
Prim Int Wal: 2 - Plaster		Functional:		Heating:		General:														
Sec Int Wall:	%	Economic:																		
Partition: T - Typical		Special:																		
Prim Floors: 4 - Carpet		Override:																		
Sec Floors:	%	Total:	20.4 %																	
Bsmnt Flr: 12 - Concrete																				
Subfloor:																				
Bsmnt Gar:																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0004-0108.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
																				
More: N				Total Yard Items:				Total Special Features:				Total:								